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www.wrightdunn.com.au



Holiday Closure

**Christmas & New Years
Closed Tuesday 24th,
December 2019
Re-opening: 9:00am 2nd
January 2020**

**Our tenants have a list of
tradespeople in case of an
emergency and Peter will be
available if required on
0418 623 352 or
peter@wrightdunn.com.au**

Updating Contact Details

Don't forget to update any changes
to your contact details with us.
For changes please email
accounts@wrightdunn.com.au

Electronic Statements

If you do not currently receive an
electronic copy of your monthly
statement and would like to,
please email your request to
accounts@wrightdunn.com.au

Property Management News

Market update

Lots of turnover in rental property, we have many tenants vacating before Christmas and many still looking to secure a rental property before Christmas. We are working hard to ensure we have a reduced amount of property vacate over the holiday period and little to no vacancy time between tenants.

New legislations

We are continuing to become familiar with the new legislation, we are attending information seminars and conducting internal training specifically for the changes. There are still some areas that much of the industry seems a little unsure of and that will become clearer as cases are tenanted in the ACT Civil and Administrative Tribunal. If you have questions, please don't hesitate to contact us.

Communication

Reminder that the property managers spend much of their working week out of the office and do not have the ability to communicate via email when they are away from their desks. It is difficult in this era with the thirst for immediate response to communication. We aim to have your email answered within a business day or the day after at the latest. If you have concerns, you can send me an email or cc me into the communication.

We will ensure that we are fully prepared and knowledgeable about the legislative changes, if you have any questions or concerns please don't hesitate to contact me, or your property manager.

As always your feedback is more than welcome.

Warm regards

Sam Andrighetto



Referrals

We love referrals!
Always happy to help
your family and friends
in managing their
properties.



Properties recently rented

DICKSON— 4 bed house—\$650pw
AINSLIE—2 bed battle-axe—\$520pw
TURNER—2 bed unit—\$600pw
KINGSTON—2 bed unit— \$650
ACTON—2 bed unit—\$560pw
CAMPBELL—1 bed unit— \$350pw
CITY— 1 bed apt— \$580pw
KINGSTON—2 bed apt—\$440pw
RED HILL—2 bed apt— \$680pw
HACKETT— 1 bed unit—\$600pw
LYNEHAM— 1 bed unit—\$650pw
DICKSON— 3 bed house—300pw
WATSON— 2 bed unit—\$400pw
KAMBAH—2 bed unit—\$400pw
KAMBAH—2 bed unit—\$400pw
BELCONNEN—1 bed unit—\$390pw
DICKSON—3 bed house—\$400pw

Properties currently for rent

KALEEN— 4 bed house—\$750pw
KALEE—4 bed house—\$700pw
LYONS— 3 bed house—\$650pw
HIGGINS—3 bed house—\$520pw
SWINGER HILL—3 bed house—\$500pw
HACKETT—3 bed house—\$700pw

Sales News

November 2019 has been active with good attendance at open homes and constant E-mail enquiries.

With Christmas only weeks away buyers will look at trying exchange or settle prior to Christmas.

This leads to a busy few weeks up to 20 December 2019. We expect that properties not sold prior to the Christmas break should be sold in the period mid January to end of February 2020.

As always, please feel free to contact me at any time on 0418 623 352 to discuss the value of your property and best marketing strategies.



Cheers, Peter Andrighetto

On the market

- BRADDON—717/17 Dooring Street—EER 6**—1 bed apt. 1 car park in Valonia complex—**\$320,000**
- BRADDON—512/74 Northbourne Avenue—EER 6** 1bed apt. in Medina Serviced Apartments—**\$355,000**
- CITY—1408/19 Marcus Clarke Street—EER 6**—3 bed 2 ens. 1 bath apt. with unbeatable views over Canberra. **\$1.795M**
- CITY — 402/19 Marcus Clarke Street**—2 bed ens. water views in 'The ApARTments' of New Acton —**\$755,000**
- DICKSON— 14/10 Randell Street—EER 4.5**—Spacious 1 bed 1 bath apartment 50m² approx.—**\$370,000**
- EVATT—11/2 McClure Street—EER 5.5**—3 bed apt in boutique development—**\$430,000**
- LYNEHAM—18C/62 Wattle Street—EER 0.0**—1 bedroom top floor corner positioned apartment—**\$249,500**
- PAGE —Villaggio Sant' Antonio Retirement villas** – spacious modern living, 3 bedroom ensuite villas

On the market soon

AINSLIE—4 bed ensuite home

Development Opportunities

- DICKSON—31 Majura Avenue—EER 2** Development site RZ3 – 2 storey unit development. Approved DA for 4 apartments. Lease variation assessed—**\$1,150,000+**
- GOWRIE—1&3 Woods Place—EER 0.5 & 1.5**—1,673sqm total—RZ2 zoning. Development opportunity—**Negotiable**

Expressions of Interest

WEETANGERA—7&9 Smith Street— EER 0.5 & 1.0—4,707m²—DA approved allows for 14 townhouses, lease variation under old system.
EOI closes 3PM 26/11/19

Sold/Under offer

- BRADDON—615/86-88 Northbourne Avenue—EER 6** 2 bed ens. apt. 2 car spaces—**UNDER OFFER**
- BRADDON-42 Mort Street**—Development site, 1,503m² approx. —6-7 storey commercial and residential, CZ3 Zoning—**\$5.3M**
- CAMPBELL—30/137 Blamey Crescent— EER 1**—Top floor 1 bed unit with amazing views towards the city —**\$265,000**
- CAMPBELL—30 Chowne Street— EER 3**—3 bed home with separate studio backing Mt. Ainslie reserve—**\$860,000**
- CHIFLEY—38 MacFarland Crescent—EER 1**—3 bed home elevated block 793m² approx.—**\$645,000**
- CUTRIN—28&30 Allan Street**—Vacant development site 1,544m² RZ2 zoning 50% plot ratio, DA approved for 4 separate t/houses—**UNDER OFFER**
- DOWNER—15 Tardent Street—EER 0.0**— Renovators opportunity 3 bed, bath home set on 812m² block. **\$823,000**
- FRANKLIN—27/307 Flemington Road—EER 5**—2 bed 1 ens. top floor apt with 2 car parks—**\$385,000**
- RED HILL—14 Hicks Street—EER 1.5** 4 bed brick home formal entry has large separate kitchen **\$1.130M**
- TURNER—15/25 Forbes Street—EER 5.5**— 3 bed ens. apartment set in boutique development—**\$590,000**
- WATSON—60/20 Federal Highway—EER 6.0**— 3 bed ens. spacious apt. with large covered balcony—**\$341,000**
- WATSON—4 Whitmore Crescent—EER 5.5**—3 bed single level residence set on a 214m² easy care block —**\$493,000**

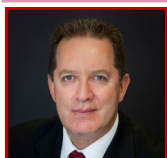
Commercial properties for lease

- AINSLIE—3 Edgar Street— 88.5m² approx. + 10m² approx. Store**— 1st floor in Ainslie shopping centre interconnecting door to 5 Edgar Street (Allowing for 166m² approx. + 10m² approx. Store
- AINSLIE—5 Edgar Street— 88m² approx. + 10m² approx. store**— 1st floor in Ainslie shopping centre. 4 separate offices and 2 divided by glass bi-fold doors.
- AINSLIE—7 Edgar Street— 87m² approx.** 1st floor in Ainslie Shopping centre 3 offices one full width ideal for meeting or function room.
- BRADDON—42 Mort Street—Unit 5—211.5m² approx.** open plan, contemporary styled 1st floor office premises.
- BRADDON—42 Mort Street—Units 7&8—240m² approx.** open plan office space, kitchenette, shower and toilet.
- PHILLIP— Unit 1A/GF 43-57 Townshend Street**—Shopfront premises on Townshend Street.
- PHILLIP—111/43-57 Townshend Street—59.32m² approx.** 1st floor renovated office
- FYSHWICK 194 Gladstone Street 308m² approx.** Office warehouse and rear yard \$1000 pw + GST
- QUEANBEYAN - 49 Kendall Avenue** 1000m² approx. . Open space factory. \$40,000.00 **LEASED**

Would you like to know the value of your property?

Call Peter any time for a friendly chat.

02 6257 2700



Peter Andrighetto Valuer, AAPI
Principal. Licensee ACT & NSW
peter@wrightdunn.com.au

Thinking of buying or selling?

If you are looking to buy a property, or interested in the current market value of your property with a view to selling please contact Peter or Samantha to arrange an appraisal. Ph: 02 6257 2700.



Samantha Andrighetto
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